



Disabled Access Regulations Hotels and Motels

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INFORMATION
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WHO NEEDS TO COMPLY?

All Hotels, motels, inns, dormitories, resorts, homeless shelters, halfway houses, transient group homes, and similar places of transient lodging shall provide access for persons with disabilities in accordance with the provisions of the accessibility requirements of the California Building Code. **Sec. 1111B.4**

HOW MANY ACCESSIBLE ROOMS ARE NEEDED?

Accessible guest rooms or suites shall be dispersed among various classes of sleeping accommodations to provide a range of options applicable to room sizes. Costs, amenities provided, and the number of beds provided. **Sec. 1111B.4.1**

WHAT IS REQUIRED?

Places of transient lodging shall incorporate the accessibility requirements of chapter 11 of the California Building Code in conformance with Table 11B-3. All accessible sleeping rooms or suites required by Table 11B-3 shall comply with the requirements of Section 1111B.4.5 for hearing impaired guest. **Sec. 1111B.4.2**

ACCESSIBLE SLEEPING AREA REQUIREMENTS

Accessible sleeping rooms shall have a 36" (914 mm) clear width maneuvering space located along both sides of a bed, except that where two beds are provided, this requirement can be met by providing a 36" wide (914 mm) maneuvering space located between the beds. **Sec. 1111B.4.3**

ACCESSIBLE KITCHEN REQUIREMENTS

When accommodations are provided with kitchen units, accessible kitchens shall be provided to those accommodations required to be accessible in conformance with Table 11B-3, and shall meet the requirements of Section 1112A. **Sec. 1111B.4.4**

VISUAL NOTIFICATION REQUIREMENTS

In addition to fully accessible units, show additional units required by Table 11B-4 to have:

- a. Visual alarms per Sec. 1114B.2.4.
- b. Visual notification devices in units, sleeping rooms and suites identifying telephone calls and a door knock or bell. Notification devices shall not be connected to auxiliary visual alarm signal appliances.
- c. Permanently installed telephones shall have volume controls complying with Sec. 1117B.2.8; provide an accessible electrical outlet within 48" (1219 mm) of a telephone connection. **Sec. 1111B.4.5.3**

ACCESSIBLE BATHROOM REQUIREMENTS

Bathrooms beyond that required to be accessible do not need to comply if ALL bathroom:

- a. Fixtures are in a location that allows a person

using a wheelchair measuring 30" x 48" (762 mm x 1219 mm) to touch the wheelchair to any lavatory, urinal, water closet, tub, sauna, shower stall and any other similar sanitary installation provided.

- b. Entrance doors have a clear opening width of 32" (813 mm) and shall be either sliding doors or shall be hung to swing in the direction of egress from the bathroom. **Sec. 1111B.4.6 EXCEPTION**

Doors to accessible bathrooms shall comply with Sec. 1133B.2. Doors shall not swing into the floor space required for any fixture. **Sec. 1111B.4.6.(1)**

All fixtures and controls shall be on an accessible route. There must be within the bathroom a clear floor space measuring 30" x 60" (762 mm by 1525 mm). The clear floor spaces at fixtures and controls, the accessible route, and the turning space may overlap. **Sec. 1114.4.6.(2)**

If a toilet stall is provided, it shall comply with Section 1115B.7.1 or 1115B.7.2, its water closet shall comply with Section 1115B of Title 24 and Section 1502.0 of the California Plumbing Code. **Sec. 1111B.4.6.(3)**

Lavatories and mirrors shall comply with Section 1115B.9 of Title 24 and Section 1504.0 of the California Plumbing Code. **Sec. 111B.4.6.(4)**

If controls, dispensers, receptacles, or other types of equipment are provided, then at least one of each shall be on an accessible route and shall comply with Section 1117B.6, Controls and operating mechanisms." **Sec. 1111B.4.6.(5)**

If tubs or showers are provided, then at least one accessible tub that complies with Sec. 1115B.6.1 of T24 and Sec. 1506.0 of the California Plumbing Code shall be provided or, at least one accessible shower that complies with Sec. 1115B.6.2. of T24 and Sec. 1505.0 of the California Plumbing Code shall be provided. **Sec. 1111B.4.6.(6)**

Toilet facilities shall comply with Section 1111B.4.6, as modified for hotel, motel and dormitory accommodations. **Sec. 1111B.4.6.(7)**

OTHER ACCESSIBLE ACCOMMODATION REQUIREMENTS

Dormitory rooms beyond those specified in T24 shall comply with the adaptability requirements of Section 1111B.5. **Sec. 1111B.4.7**

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Public and common use-rooms and similar areas shall be made accessible to people with disabilities, subject to specific provisions contained in other portions of T24. See also general requirements listed in Sec. 1114B.1.1. **Sec. 1111B.2**

When recreational facilities are provided, including swimming pools, they shall comply with Sections 1104B.4.3 (assembly seating) and 1132B.2. (park and recreation areas). **Sec. 1111B.3**

ACCESSIBILITY FEATURES REQUIRED IN GUEST ROOMS OR SUITES

TOTAL NO. OF ROOMS	FULLY ACCESSIBLE ROOMS	TABLE 11B-3	TABLE 11B-4
		ROOMS W/ROLL IN SHOWERS	ROOMS FOR HEARING IMPAIRED
1-25	1	0	1
26-50	2	0	2
51-75	3	1	3
76-100	4	1	4
101-150	5	2	5
151-200	6	2	6
201-300	7	3	7
301-400	8	4	8
401-500	9	4	9
501-1000	2% TOTAL	4	2% TOTAL
1001+	20+1% OVER 1000	4+1 for each additional 100 over 400	20+1 for each 100 over 1000